

REGULAR CITY COUNCIL MEETING  
JUNE 2, 1980

PRESENT

Leland J. Roper	Mayor and Presiding
Max Bennett	Councilman
Don Bird	Councilman
Willis Morrison	Councilman
Cecil Losee	Councilman

ABSENT

Thomas Callister	Councilman
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OTHERS PRESENT

Neil Forster	City Superintendent
Dorothy Jeffery	City Recorder
Warren Peterson	City Attorney
Thorpe Waddingham	City Attorney
Eric DeHaan	City Engineer
Bob Pendray	Pendray Const.
Jim Pendray	Pendray Const.
Don Dafoe	Planning/Zoning Commission
Gayle Bunker	Bunker & Sons Const.
Jack Grayson	Grayson Const.
Jesse Wilson	KNAK Radio Station

Mayor Roper being present called the meeting to order at 8:00 p.m. Dorothy Jeffery being present acted as secretary.

The Mayor stated the meeting was a regularly called meeting and that notice of the time, place and agenda of the meeting had been posted at the principal office of the governing body and had been provided the Millard County Chronicle and to each member of the governing body by mailing copies of the Notice and Agenda two (2) days before to each of them.

MINUTES

Minutes of a Regular Council meeting held May 19, 1980 were approved upon a MOTION by Councilman Bennett, SECONDED by Councilman Losee and received the unanimous affirmative vote of all councilmen present.

#### ACCOUNTS PAYABLE

An invoice in the amount of \$1428.69 for sewer supplies purchased for the sewer line at 255 East Main, was presented by Superintendent Neil Forster for payment, MOTION to approve the payment was made by Councilman Bennett. SECONDED by Councilman Bird and received the unanimous affirmative vote of all councilman present.

#### CITY/COUNTY COMPLEX

Mayor Roper reported to Council he had met with the County in regards to the City/County Complex and was of the opinion they were not interested at this time. The County has applied for a 2 1/2 million dollar loan from Farm Home Administration for the facility over in Fillmore, they are waiting for a decision on the loan.

The County did suggest the City select one man from the City Council and they would select one man from the County Commission, the two men would then pick a third man, preferably someone who would understand the building trade, the three men would then form a Building Board to research the specific needs of both the City and the County.

City Engineer, Eric DeHaan, urged Council to act on the proposed building project as soon as possible due to the time that would be required to negotiate funding for the building.

Mayor Roper asked for a volunteer from the Council to fill the position on the building board. Councilman Bennett volunteered. Council agreed to appoint Councilman Bennett as the City representative on the proposed building board.

#### LOCATION OF THE JULY FOURTH FIREWORKS

Mayor Roper informed Council the Hinckley Lions Club has agreed to start their demolition derby one half hour earlier. The Fourth of July Chairperson has agreed to start the fireworks on half hour later in order for people to attend both functions. The fireworks will be held in Delta.

MOTION to approve the above schedule was made by Councilman Morrison. SECONDED by Councilman Bird and received the unanimous affirmative vote of all councilmen present.

#### MOBILE HOME PARKS AND TRAVEL TRAILER COURTS ORDINANCE

After a discussion of the proposed Mobile Home Parks and Travel Trailer Courts Ordinance, the following recommendations were made

by Planning/Zoning Chairman, Don Dafoe and City Engineer, Eric DeHaan:

Planning/Zoning:

1. Omit the word graveled in all pertinent paragraphs that state street requirements in Mobile Home Parks and Trailer Courts.
2. Omit: No mobile home space shall be rented for a period of less than thirty (30) days and occupancy shall be by written lease, which lease shall be made available to the officials of the City upon demand.

City Engineer, Eric DeHaan:

Page 2, section 2(h) should be changed to read as follows:

"Proposed site plan, including type and location of landscaping and plant materials, the location of water and sewer lines, fire hydrants, curbs, gutters, storm drainage facilities, and other improvements."

Page 2, Section 3(e) should be changed to read as follows:

"No mobile home shall be located closer than fifteen (15) feet from the nearest portion of any other individual mobile home, nor shall any mobile home be located closer than seven and one-half (7 1/2) feet from the individual mobile home space boundary. No add-on shall be located closer than three (3) feet from the mobile home space boundary. All add-ons shall be set back at least seven and one-half (7 1/2) feet from the mobile home space boundary at all streets. No mobile home or add-on shall extend to an elevation greater than twelve (12) feet above the natural ground elevation. No add-on accessory building shall exceed 120 cubic feet in size, and only one add-on accessory building shall be allowed per mobile home space."

Page 3, section 3(g) should be changed to read as follows:

"All off-street parking spaces, driveways, and roads shall be hard-surfaced. Concrete gutters shall be provided for drainage. Facilities for the disposal of stormwater shall also be provided. All materials and workmanship shall be in accordance with the Delta City Construction Standards and Specifications."

Page 3 Section 3(k) 1 should be omitted in its entirety to eliminate twelve-foot road widths. The numbering for sections 3 (K) 2 and 3 (k) 3 should be changed accordingly.

Page 3, Section 3(k)3, and page 4, section 7(1), and page 6, section 2(e) should be changed to omit any reference to gravel roadways.

Page 3, Section 3(m) should be omitted in its entirety and the subsequent lettered items in part 3 re-lettered accordingly.

Page 3, Section 3(n) should be changed to read as follows:

"Two parking spaces shall be provided on each mobile home space and each mobile home park shall provide an automobile parking area for the use of guests. One such space shall be provided for every five lots or fraction of five lots within the park. Each space shall be ten feet by twenty feet in size and shall contain such additional area as is necessary to afford adequate ingress and egress."

Page 5, section 7(5) should be changed to read as follows:

"All mobile homes shall be completely skirted in a manner compatible in color, texture, design, and construction to the original mobile home within thirty (30) days of location in the park."

Page 6, Section 2(h) should include the following sentence:

"In addition, a drainage plan shall be provided."

The only other recommendation Mr. DeHaan had on the mobile home ordinance is that the phrase "in accordance with approved standards" on page 5, section 7(6) be further defined by including an appropriate description of driveways either in this document or in the Delta City Construction Standards and Specifications.

After the above recommendations were made, Councilman Morrison MOVED the mobile home park ordinance be given back to the P/Z for further study, SECONDED by Councilman Bird and received the unanimous affirmative vote of all councilmen present.

#### WATER DEDICATION FOR ANNEXATION - ANNEXATION AGREEMENT

The annexation agreement was the subject of much discussion. City Engineer Eric DeHaan stated, "The Resolution to Amend the Annexation Policy and the Annexation Agreement should be compatible with regard to the amount of water rights required as a condition for annexation. Although we still feel that it would be best to examine each annexation situation separately, we agree that the process could be most efficiently handled by determining a blanket figure for water rights per acre which the City would require. This figure would probably be in the range of three to four acre-feet per acre.

After a general discussion it was the recommendation of both City Attorney Thorpe Waddingham and City Attorney Warren Peterson that the Annexation Agreement and the Resolution regarding the amount of water rights required as a condition for annexation be referred back to Planning/Zoning for further study. Council agreed.

LOW INCOME HOUSING FUND MEETING

Attorney Waddingham told Council a meeting was scheduled in Salt Lake City on June 5 in regards to the Low Income Housing Funds available to Colorado and Utah, there is 350 million dollars in the fund. Councilman Bird will attend the meeting and report back to Council.

1979 UNIFORM BUILDING CODE

The Council discussed the need for the adoption of the Uniform Building Code after which a MOTION to give permission to Attorney Warren Peterson to write the ordinance, submit the ordinance to Planning/Zoning for their consideration and publish a notice of a Public Hearing to be held on June 23, for the purpose of receiving public comment on the adoption of the 1979 Uniform Building Code was made by Councilman Morrison, SECONDED by Councilman Losee. Voting was as follows:

Councilman Bird	Yea
Councilman Morrison	Yea
Councilman Losee	Yea
Councilman Bennett	Yea

Mayor Roper asked Council if they were still in agreement with the decision made at a previous Council meeting on the Millard County Task Force Board Negotiation Team. After some discussion of the issue, Councilman Bird made a MOTION Mayor Roper inform the Millard County Task Force Board at the next scheduled meeting, the Delta City Council's opinion of the Negotiation team remains unchanged. Motion SECONDED by Council Bennett and received the unanimous affirmative vote of all councilmen present.

Mayor Roper informed Council, City County Planner Max Shaw has tendered his resignation effective August 1, 1980. A meeting of the DECD is scheduled for the 6th of June to discuss his replacement.

The feasibility of planter strips in subdivisions was discussed, Planning/Zoning will review and made recommendations to Council.

Mayor Roper requested \$70.00 travel expense money for Councilman Morrison to attend a meeting in South Dakota on the effects of rapid growth in small towns, MOTION to grant the expenditure was made by Councilman Bennett, SECONDED by Councilman Losee. Motion carried.

Attorney Warren Peterson requested permission to publish a notice of a Public Hearing on June 23, the purpose of the hearing is to receive and consider public comment on extending the present moratorium on placement of mobile homes within the jurisdiction of Delta City. MOTION to grant permission to Attorney Peterson

was made by Councilman Bird, SECONDED by Councilman Morrison.  
Motion carried.

There being no further business, Councilman Bennett made a MOTION  
to adjourn the meeting, motion was SECONDED by Councilman Losee.  
Meeting adjourned at 11:40 p.m.

  
LELAND J. ROPER, Mayor

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DOROTHY JEFFERY  
City Recorder

MINUTES APPROVED: RCCM 6-09-80